

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

61 MCPHILLIPS ROAD BANNOCKBURN VIC 3331

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Bannockburn

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

35 MCPHILLIPS ROAD BANNOCKBURN VIC 3331	\$938,000	03-Aug-23
31 MCPHILLIPS ROAD BANNOCKBURN VIC 3331	\$900,000	12-Nov-22
21 MILTON STREET BANNOCKBURN VIC 3331	\$830,000	10-Jun-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 05 October 2023



**35 MCPHILLIPS ROAD
BANNOCKBURN VIC 3331**

 5  2  2

Sold Price

^{RS}

\$938,000

Sold Date **03-Aug-23**

Distance **0.26km**



**31 MCPHILLIPS ROAD
BANNOCKBURN VIC 3331**

 3  2  10

Sold Price

\$900,000

Sold Date **12-Nov-22**

Distance **0.3km**



**21 MILTON STREET
BANNOCKBURN VIC 3331**

 4  2  4

Sold Price

^{RS}

\$830,000

^{UN}

Sold Date **10-Jun-23**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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